



## Lamoine Board of Selectmen Minutes of June 22, 2006

Chairman Jo Cooper called the meeting to order at 7:00 PM

Present were: Selectmen Richard Fennelly Jr., Cynthia Donaldson, Brett Jones, S. Josephine Cooper, Perry Fowler; Administrative Assistant Stu Marckoon, School Committee members Faith Perkins, Robert Pulver, School Building Committee Chair Bonnie Marckoon, Union 92 Business Manager David Bridgham, Robert Alvarez, Bill Butler (Cable TV tech), Michael Garrett (Planning Board), Michael Jordan, James Gallagher, Dennis Ford (CEO), Gerald Ford (Harbor Master), Jay Fowler, Allen Sternfield (Transfer Station Manager), Kathleen DeFusco (Asst. Town Clerk/Asst. Tax Collector), Jennifer Kovacs (Town Clerk/Tax Collector).

**Agenda Review** - Jo said there are several large items on the agenda and she would appreciate if some non-urgent items could be postponed until the next meeting because it's her daughter's 14<sup>th</sup> birthday. She read the agenda addendum list.

**Minutes of June 15, 2006** – Cynthia and Richard had some corrections to the draft version that they submitted in writing. Cynthia moved to approve the minutes as corrected. Perry 2<sup>nd</sup>. **Vote in favor was 5-0.**

**School Funding/School Committee** – School Committee chair Faith Perkins reported that the State Department of Education (DOE) has offered a \$652,000 loan package to Lamoine for renovations to fix up the school. She said it's an interest free, 10-year loan, and 30% of it would be forgiven. She said the School Committee met earlier in the evening and decided to ask Oak Point Associates to look at the priority list prepared by various town groups, and break those priorities out into concept designs. She said they were here to fill the Selectmen in on the process and ask if other renovations not funded by the DOE package might be considered at the same time.

Jo said it might be time to do the things that need to be done. Union 92 Business Manager David Bridgham said the area approved by DOE were roof renovations, HVAC (heating, ventilation & air conditioning) systems including a new boiler and heating units, electrical systems and plumbing systems. He said the total approved cost is \$652,300 and DOE would forgive \$195,690. He said the town would issue the bond for the full amount but pay back only about \$45,000/year.

Cynthia asked why the full amount would be bonded. Mr. Bridgham said that's how the program works. He said the money goes to the bond bank and explained the details. Brett asked what would happen if the project came in under estimated costs and there was money left over. Mr. Bridgham said that would have to be returned to DOE. Brett asked

how the project could look toward the future needs of the school. Mr. Bridgham said the specifications will, for instance, call for a larger electrical entrance. Jo said that's the reason for using an architect. She said that's the opportunity to look at a gym and other items on the priority list. Brett asked about money encumbered for each project. Mr. Bridgham said the projects funded by DOE must be complete by December 31, 2007.

Richard asked if the bonding agency cuts a check to the town for \$450,000. Mr. Bridgham explained how the bond bank works. He said the town would receive the total package, but pay back only the \$456,000.

Jo said the issue, then, is does the town wish to take on any other work at the same time. Brett asked about an architect. Ms. Perkins said the school board voted to do that earlier in the evening. She said Mr. Bridgham would meet with the architect, and they hope to produce a product that is flexible and would give the town an idea of what each item on the priority list would cost. She said the deadline for a report from the architect is July 31<sup>st</sup>. Mr. Bridgham read down the first few items of the priority list. He said they will bring the architect to the site and come up with a concept design and get some cost estimates. Jo asked if there were various ways to group or combine things. MR. Bridgham said they'll try to lay out what the school and building committees are thinking. Richard suggested that the impact on taxes be calculated as well. Stu said that would be a relatively easy calculation.

Ms. Perkins said the Jina's Gym fund is still going strong and she'd like to see how far that can go privately raising funds. Richard said there doesn't seem to be any downside if the school department presents the a-la-carte method with the impact on taxes laid out.

Mr. Bridgham said eventually the town would need to hold a referendum to borrow the state money, and there might be some companion questions for additional projects if applicable. Stu asked what kind of time frame is contemplated. Mr. Bridgham said the Maine Municipal Bond Bank deadline is August 2<sup>nd</sup>, but the architect deadline is the 31<sup>st</sup> of July, so more realistically there would be some public hearings before deciding which approach to take, and a November vote is more likely. He said the work could start late next spring. Jo asked if some work could occur while school is in session. Mr. Bridgham said some could.

Jo said it appears the next step is to hear back from the architect and then come back to the town. Mr. Bridgham restated that the DOE funded portions of the project must be done by December 31, 2007. Bob Alvarez said major portions of this project will be competing for the same piece of ground, such as any addition, a gym, and the septic system. Richard asked if the architect will have those ideas in hand. Mr. Bridgham said that was the idea. He said it may mean a reconfiguration of the school entrance.

Cynthia said this is quite exciting. Ms. Perkins said it's a great opportunity and it's nice to have the state money. Richard said it's basically \$195,000 in free money. A short discussion followed on the avoided interest costs. Jo said the town owes the school board and building committee a big thanks.

**Planning Board Alternate Candidates** – Stu reported that Jane Hamilton was unable to meet with the Selectmen as she had a work meeting to attend this evening. He reported Terry Towne also had a meeting conflict, but had left word that he would try to make it to this meeting. Jo said she had wanted to ask Mr. Towne some questions. Perry said the two candidates for the position should get an opportunity to attend the next meeting, but the two candidates present tonight should not have to come back for that one.

Jo asked James Gallagher why he is interested in serving as an alternate member. Mr. Gallagher said he moved here a year ago last November and had lived in Bangor and Orono for many years while teaching Sociology at the University of Maine. He said when he moved to Lamoine he felt a sense of belonging to a community and saw this as a way to contribute to the community. He said he used to work for an electrical contractor and still holds his IBEW card, so he knows of some technical matters in the ordinances, and that gives him some background. Jo said she appreciates Mr. Gallagher stepping forward, and was glad that people “from away” don’t feel like they’re meeting some resistance. Mr. Gallagher said he grew up in South Boston and had some sense of community there, but didn’t feel like he had any connection in Bangor and Orono. He said if a community is to work, everyone needs to participate.

Michael Jordan said he’s lived here all of his 45 years except for a stint in the Navy. He said he started building houses 10-years ago. He said he offered to serve on the long-range planning committee to get a feel for the town. He said he had to step down for a couple of reasons: there were too many people on the committee and he had just joined the executive board of Habitat for Humanity, so he had to choose. He said he started coming to Planning Board meetings recently to see if that might better suit him. He said the last couple of meetings showed him that no one in the building trade was on the board, and that means the board lacked a sense of the impact its decisions has on builders. Mr. Jordan said that the other night, no one on the board could figure out the square footage or volume of a house. He said that could cost someone thousands of dollars. He said he might not be a perfect reader of the rules, but there are a lot of professionals on the board, but no one in the building trade. Jo said service on the Planning Board takes a lot of time. She said she hoped all the applicants have a clear picture of that. She said she wants to talk to the other two candidates. Stu said he would invite them to the next meeting. There was a brief discussion in regard to the urgency of appointing a second alternate.

**Seal Point Road Bids** – Stu said three of the four original bidders had resubmitted bids, but RF Jordan had not. Perry said he would abstain from any decisions due to a conflict of interest. Selectmen opened and read the bids as follows:

Bidder	Price
Richard J. King, Inc.	\$42,586.00
Jay Fowler	\$25,592.64
J. Keeney Construction, Inc.	\$17,100.00

There was a brief discussion about the bid specifications. Stu said the excavation and initial paving surface by the McMillan house was an expensive part. Jo read over the specs, noting the culvert replacement specs. Cynthia said she doesn't know how to interpret the bids, and why there is a difference between the current and original bids. Jay Fowler said this set of specs has 5 culverts. He said the big expense is in the hot top and the culverts.

Jo said there are three bids, the low one from a company in Orland, and the other two from Lamoine. Stu said Mr. Keeney used to live in Lamoine and his mother was once the assistant Town Clerk. Cynthia said on something like this she would normally look toward Perry for guidance. Jo said she'd prefer to stick with a Lamoine contractor who's known. She said both Lamoine contractors do excellent work. Brett asked about why there was such a big spread in prices, and a discussion followed on the differences. Jo said her preference is to go with Mr. Fowler's bid. Richard said he would prefer to keep the work in town, though he recognizes the savings with the low bid. Jay Fowler said the project is a lot of money. Bob Alvarez said the work should be kept local, but the Selectmen should get back with Mr. Keeney to make sure his bid included everything that needs to be done. Jo said that's the bid process. Cynthia said everyone had the same information.

Richard said the board understands Jay Fowler's abilities and track record. He said he didn't know the other guy, and would lean toward keeping it local. Gerald Ford said if he was a contractor and wanted the job, he would have been here to explain his bid.

Cynthia moved to award the job to Jay Fowler. Richard 2<sup>nd</sup>. **Vote in favor was 4-0 (Fowler abstained).**

**Roofing Bid** – Perry asked how much town meeting approved. Stu said \$16,800; the amount of Michael Jordan's bid with ice and water shield. Jo moved to award the job to Mr. Jordan for \$16,800, including the ice and water shield. Brett 2<sup>nd</sup>. **Vote in favor was 5-0.**

**Policies** – Selectmen opted to table the approval of three proposed policies until the next meeting. Cynthia asked if a quarterly report on how much money had been spent on the town attorney could be added to that policy. She said she wanted to have a feel for who's using the town attorney.

**Expenditure Warrant 26** – Selectmen signed warrant 26 for \$48,995.49.

**Cash & Budget Report** – Brett asked about the investment interest income. Stu said it's from the cash management accounts and from the checking account. He said rates have risen this year resulting in a good return.

**Lien Schedule** – Stu said the 30-day notices went out last week. He said the process is about 30-days later than usual because the tax commitment was a month later than usual last summer.

**Agenda Addendum** – Jo reviewed the additional agenda items.

**Flags** – Richard asked if the board thought it would be a good thing to pick up some utility pole flags and put them out for the 4<sup>th</sup> of July from Shore Road to Mill Road along Route 184. He said there are 14-poles in that section. He suggested placing six more flags at the town hall. He said flags can be purchased at World of Flags for \$38 each. He said they're normally \$80 each. He said if the town budget couldn't handle it, he would donate some, but he thought it might fit within the administration budget. Richard said he checked with Bangor Hydro to see if the brackets would be allowed. He said the utility doesn't like items going on poles because of liability issues, but if the town doesn't ask, they wouldn't object. A short discussion followed on safe placement of the flags and poles.

Jo moved to adopt Richard's suggestion and buy 20 flags and hardware. Perry 2<sup>nd</sup>. **Vote in favor was 5-0.**

**Administrative Assistant's Vacation** – Stu said he'd like to take the week of July 4<sup>th</sup> off. There was no objection from the Board.

**Tweedie Violation Update** – Mike Garrett said the findings for the Planning Board decision are being finished, and they would be the basis for any appeal to be made. Stu said letters from the trustee who owns the property and the State Planning Office have arrived. He said he's written a memo for the Selectmen and the Planning Board because he thinks some confusion has taken place as to who's doing what in regard to notification. There was a brief discussion about when the clock starts ticking on the Appeal Process. Mr. Garrett said it's the date of the decision. Stu said it's when the applicant is officially notified of that decision, and that has not happened yet. Mr. Garrett asked who is supposed to do that. Stu said the Planning Board has to generate a decision and transmit it to the proper party.

**Stop Sign Request at Walker/Mill Roads** – After a brief discussion on a request from a Walker Road resident to place a stop sign on Walker Road, the board said it would respectfully decline to place one there at this time.

**Administrative Spending Requests** – The board said it was not interested at this time in purchasing a color laser printer or embroidered staff shirts.

The rest of the addendum was tabled until the next meeting.

**Employee Reviews** – Jo moved to enter into executive session pursuant to 1MRSA §405(6) (a). Perry 2<sup>nd</sup>. **Vote in favor was 5-0.** (Live TV Coverage ended at this time)

Prior to leaving, Bob Alvarez said he was trying to get some town money to conduct a gravel inventory and was told by Stu there was no appropriation for that, yet the Selectmen opted to spend administration money for flags. Selectmen said that could be

discussed at the next meeting. Selectmen entered executive session at 8:20 PM. Out at 9:55 PM.

**Contracts & Appointments** – Jo moved to approve contracts with Kathleen DeFusco, Jennifer Kovacs, Allen Sternfield and Stuart Marckoon and to make the following appointments with contracted personnel:

<b>Position</b>	<b>Appointee</b>	<b>Term</b>
Assistant Town Clerk	Kathleen DeFusco	1-year
Assistant Tax Collector	Kathleen DeFusco	1-year
Assistant Treasurer	Kathleen DeFusco	1-year
Deputy Registrar of Voters	Kathleen DeFusco	1-year
Town Clerk	Jennifer Kovacs	1-year
Tax Collector	Jennifer Kovacs	1-year
Deputy Treasurer	Jennifer Kovacs	1-year
Administrative Assistant	Stu Marckoon	1-year
Treasurer	Stu Marckoon	1-year
Deputy Tax Collector	Stu Marckoon	1-year
Deputy Town Clerk	Stu Marckoon	1-year
Deputy Registrar of Voters	Stu Marckoon	1-year
General Assistance Administrator	Stu Marckoon	1-year
EMA Director	Stu Marckoon	1-year
Addressing Officer	Stu Marckoon	1-year
Code Enforcement Officer	Dennis Ford	1-year
Plumbing Inspector	Dennis Ford	1-year
Building Inspector	Dennis Ford	1-year
Transfer Station Manager	Allen Sternfield	1-year
Deputy Fire Warden	Stuart Marckoon	1-year

Perry 2<sup>nd</sup>. **Vote in favor was 5-0. Selectmen signed the contracts and appointment papers.**

There being no further business, the meeting adjourned at 10:10 PM.

Respectfully submitted,

Stu Marckoon, Adm. Asst.